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COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

PLANNING COMMISSION

*Promoting the wise use of land
Helping build great communities*

MEETING DATE March 23, 2006	CONTACT/PHONE Stephanie Fuhs (805) 781-5721	APPLICANT David Scheeff	FILE NO. SUB2004-00155
SUBJECT Proposal by David Scheeff to reconsider the conditions of approval for Tract 1694 to amend the amount of site disturbance from 10,000 square feet to approximately 60,000 square feet within the approved building envelope on Lot 6 to allow the construction of a single family residence and garage. The project is located on the east side of Earhart Road, via a private easement, approximately 2,000 feet northwest of Old Oak Park Road, north of the City of Arroyo Grande, in the San Luis Bay (Inland-Arroyo Grande Fringe) planning area.			
RECOMMENDED ACTION 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve the reconsideration of the conditions of approval for Tract 1694 for Lot 6 and direct that an amendment to the agreement for mitigations be prepared, based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on March 2, 2006 for this project. Mitigation measures are proposed to address Biological Resources, Geology and Soils, Public Services and Utilities and Wastewater and are included as conditions of approval.			
LAND USE CATEGORY Residential Rural	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 044,562,006	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: None applicable			
LAND USE ORDINANCE STANDARDS: 22.10.090 – Height Measurement, 22.10.140 – Setbacks/As proposed, meets standards			
EXISTING USES: Undeveloped			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Rural/Scattered residences <i>East:</i> Residential Rural/Scattered residences <i>South:</i> Residential Suburban/Residences <i>West:</i> Residential Rural/Scattered residences			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

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OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, CDF, City of Arroyo Grande	
TOPOGRAPHY: Gently sloping to moderately sloping	VEGETATION: Grasses, forbs, oak woodland, eucalyptus
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: January 11, 2006

BACKGROUND

Tract 1694 was recorded on May 14, 1991. Conditions of approval required the preparation of an agreement for mitigations that identified building envelopes for the parcels. These building envelopes were selected to address concerns regarding erosion control, oak trees, and visual issues. In addition, site disturbance was limited to 10,000 square feet for residences, driveways, accessory structures and water tanks.

In May 2005, the Planning Commission approved an increase in site disturbance on this parcel from 10,000 square feet to approximately 43,000 square feet (see attached approved site plan from the May 2005 Planning Commission hearing). In the process of preparing construction documents for the project, it was determined that the previous project engineer had not calculated the proposed driveway in the site disturbance calculation even though it was part of the proposed site plan and approval of the project. The actual amount of site disturbance, including the driveway is approximately 60,000 square feet. Staff determined that this was not in substantial conformance with what the Planning Commission originally approved due to the additional 17,000 square feet of disturbance; however, the site plan has not changed from what was originally reviewed and approved by the Commission.

The applicant is requesting that the amount of site disturbance be increased from 43,000 square feet to approximately 60,000 square feet to accommodate a single family residence, garage and driveway. Staff has reviewed the proposal and prepared a new Mitigated Negative Declaration for the Commission's consideration. The difference between this Mitigated Negative Declaration and the one previously approved by the Commission in May 2005 is that the previous botanical report prepared in 2003 did not include the Wells's Manzanita on the project site. The manzanita is not within an area proposed for disturbance or removal, however, staff added mitigation measures for fencing during the construction phase of the project. Other mitigation measures remain the same as the previous Negative Declaration regarding impacts to coast live oak trees, drainage, erosion control and sedimentation and wastewater and are included as conditions of approval for the project. Additionally, since the proposed site disturbance calculations are now over one acre, the project has been conditioned to provide a Storm Water Pollution Prevention Plan for review and approval by the Regional Water Quality Control Board prior to issuance of construction permits.

STAFF COMMENTS: If the Commission approves the revised amount of site disturbance, an amendment to the agreement for mitigations will be required to be revised to reflect this change. The agreement will then be brought to the Board of Supervisors as a consent agenda item. Similar amendments were approved by the Board of Supervisors for Lots 2, 3 and 8 in 2000, 1995, and 2004, respectively.

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AGENCY REVIEW:

Public Works – Drainage concerns

CDF – No comment, will condition at time of construction permit application

City of Arroyo Grande – No comment

LEGAL LOT STATUS:

The one lot was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Stephanie Fuhs
and reviewed by Kami Griffin, Supervising Planner

**SUB2004-00155 / Scheeff / TRACT 1694
FINDINGS - EXHIBIT A**

Environmental Determination

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on March 2, 2006 for this project. Mitigation measures are proposed to address Biological Resources, Geology and Soils, Public Services and Utilities and Wastewater and are included as conditions of approval.

Reconsideration

- B. Amendment to the mitigation agreement for Parcel 6 of Tract 1694 to amend the amount of site disturbance to allow the construction of a single family residence, access driveway and garage is justified because neither the original environmental review conducted for the subdivision nor the subsequent environmental review conducted for the current application (ED05-331) identified potentially significant impacts associated with construction of the single family residence.
- C. The modification does not impose any additional burden on the present fee owner of the property.
- D. The modification does not alter any right, title, or interest in the property reflected on the recorded map.

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**CONDITIONS - EXHIBIT B
SUB 2004-00155 (Scheeff)**

Approved Project

1. Reconsideration of the conditions of approval for Tract 1694 to amend the amount of site disturbance from 10,000 square feet to approximately 60,000 square feet for Lot 6 of Tract 1694 to allow the construction of a single family residence, access driveway and garage on a seven acre parcel.

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.
3. **At the time of application for construction permits**, construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be impacted and remain unharmed.
4. **At the time of application for construction permits**, all trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone protected with orange construction fencing (minimum 3-feet high), or better, prior to any grading. Care shall be taken to avoid surface roots within the top 18 inches of soil. For trees identified as not being impacted, fencing shall be located 1-1/2 times the distance from the trunk to the tree drip line (canopy edge) in order to protect the root zone. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas.

For trees identified as being impacted (where grading within the root zone cannot be avoided), all efforts shall be made to minimize encroachment into the root zone to the extent possible (e.g., construct retaining walls, or comparable devices to minimize cut and fill impacts). Construction fencing (as previously described) shall also be installed around non-impacted portions of trees. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

5. **At the time of application for construction permits**, the applicant shall clearly show on the project plans any revised drainage patterns that are within 100 feet upslope of any existing oak trees to remain. All reasonable efforts shall be made to maintain the historic drainage patterns and flow volumes to these oak trees. If the historic drainage pattern and flow volume cannot be maintained for these trees, the drainage plan shall be submitted to the Environmental Division for review to determine impacts to trees and if mitigation is necessary (up to 4:1 replacement ratio). The applicant agrees that at such time, the County-recommended level of tree replacement along with any suggested measures to improve the success of existing and new trees will be completed. Additional monitoring of existing and/or replacement trees may also be required.

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Fire Safety

6. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

Services

7. **At the time of application for construction permits**, the applicant shall submit evidence that there is adequate water to serve the proposal, on the site.
8. **At the time of application for construction permits**, the applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site.

Conditions to be completed prior to issuance of a construction permit

9. **Prior to issuance of construction permits**, the applicant shall record an amendment to the agreement for mitigations for Tract 1694.

Wells's Manzanita

10. All construction and grading activities shall avoid impacts to the Wells's manzanita on the subject property. **Prior to issuance of construction permits**, the location of the existing Wells's Manzanita shall be clearly shown on construction plans.

Fees

11. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Drainage

12. **Prior to issuance of construction permits**, the applicant shall submit a drainage plan per County Land Use Ordinance, Sec. 22.52.080 to minimize potential drainage impacts. This drainage plan will need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The drainage plan will need to show that there will not be any increase in surface runoff beyond that of historic flows.

Geology and Soils

13. **Prior to issuance of construction permits**, the applicant shall submit a sedimentation and erosion control plan per County Land Use Ordinance (Inland), Sec. 22.52.09 and incorporate the measures into the project to minimize sedimentation and erosion. The plan will need to be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion, erosion and sedimentation control devices and final erosion control measures.
 - a. Erosion and sedimentation control devices: In order to prevent sedimentation discharges, erosion and sediment control devices shall be installed as necessary for all grading and filling. Control devices and measures may include, but are not limited to, energy absorbing structures or devices to reduce the velocity of runoff water, and revegetation with a rapid growing native seed mix.
 - b. Final erosion control measures: During the period from October 15 through April 15, all surfaces disturbed by vegetation removal, grading, or other construction activity are to be revegetated to control erosion.
 - c. Control of off-site effects: All grading activities shall be conducted to prevent damaging effects of erosion, sediment production and dust on the site and on adjoining properties.

14. **Prior to issuance of construction permits**, the applicant shall submit soil boring information at the proposed leach line location showing that adequate distance to bedrock exists or shall submit plans for an engineered wastewater system that shows how the basin plan criteria can be met.
15. **Prior to issuance of construction permits**, the applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board for review and approval.

Conditions to be completed prior to, or during construction activities

16. **Prior to any grading work beginning**, all manzanita that are within 25 feet of the project limits shall be staked and/or flagged for protection. These areas to be protected shall be shown on all applicable construction plans. The protection devices shall be installed prior to any site disturbance and remain in place throughout the grading and construction phases.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

17. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
18. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.



**Exhibit
Previously approved site plan
(May 2005)**



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COUNTY OF SAN LUIS OBISPO
MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

FOR OFFICIAL USE ONLY (SF)

ENVIRONMENTAL DETERMINATION NO. ED05-331

DATE: March 2, 2006

PROJECT/ENTITLEMENT: Scheef Tract Map SUB2004-00155 TR1694

APPLICANT NAME: David Scheeff

ADDRESS: 1414 Paseo Ladera, Arroyo Grande, CA, 93420

CONTACT PERSON: Same as applicant

Telephone: 805-481-4310

PROPOSED USES/INTENT: . Request by David Scheef for a reconsideration of the conditions of approval for Tract 1694 to amend the amount of site disturbance allowed within the approved building envelope on Lot 6 from 10,000 square feet to approximately 60,000 square feet to allow for the construction of a single family residence on a 7 acre parcel.

LOCATION: The project is located on the east side of Earhart Road, via a private easement, approximately 2,000 feet northwest of Old Oak Park Road, north of the City of Arroyo Grande, in the San Luis Bay (Inland - Arroyo Grande Fringe) planning Area

LEAD AGENCY: County of San Luis Obispo Department of Planning & Building
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: Regional Water Quality Control Board

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT 5 p.m. on March 16, 2006

20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

Notice of Determination

State Clearinghouse No.

This is to advise that the San Luis Obispo County _____ as ☐ *Lead Agency*
☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature

Project Manager Name

Date

Public Agency

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California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

PROJECT TITLE & NUMBER: Scheeff Tract Map (TR1694)Reconsideration/SUB 2004-00155

Project Applicant

Name: David Scheeff
Address: 1414 Paseo Ladera
City, State, Zip Code: Arroyo Grande, CA 93420
Telephone #: (805) 481-4310

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

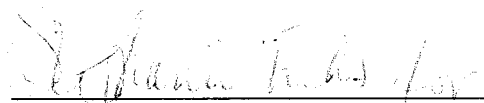
FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- () The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- () The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- (X) The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- () The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. _____ .
- () Other: _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: 1/20/06



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**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST**

Project Title & No. Scheef Tract Map ED04-284; SUB2004-00155 (TR1694
Reconsideration)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

<input type="checkbox"/> Aesthetics	<input checked="" type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Transportation/Circulation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input checked="" type="checkbox"/> Wastewater
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Water
<input type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Public Services/Utilities	<input type="checkbox"/> Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Stephanie Fuhs

Prepared by (Print)

Signature

Date

John McKenzie

Reviewed by (Print)

Signature

Ellen Carroll,
Environmental Coordinator
(for)

Date

2/22/06

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Proposal by David Scheeff for a reconsideration of the conditions of approval for Tract 1694 to amend the amount of site disturbance within the approved building envelope on Lot 6 to allow for the construction of a single family residence and leach field area. The amount of site disturbance will be approximately 60,000 square feet of a seven acre parcel. The project is located on the east side of Earhart Road, via a private easement, approximately 2,000 feet northwest of Old Oak Park Road, north of the City of Arroyo Grande, in the San Luis Bay (Inland - Arroyo Grande Fringe) Planning Area.

ASSESSOR PARCEL NUMBER(S): 044-562-006

SUPERVISORIAL DISTRICT # 4

B. EXISTING SETTING

PLANNING AREA: San Luis Bay (Inland), Rural

LAND USE CATEGORY: Residential Rural

COMBINING DESIGNATION(S): None

EXISTING USES: Undeveloped

TOPOGRAPHY: Nearly level to moderately sloping

VEGETATION: Grasses , forbs , oak woodland , eucalyptus

PARCEL SIZE: 7.0 acres

SURROUNDING LAND USE CATEGORIES AND USES:

<i>North:</i> Residential Rural; Scattered residences	<i>East:</i> Residential Rural; Scattered residences
<i>South:</i> Residential Rural; Scattered residences	<i>West:</i> Residential Rural; Scattered residences

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

**COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST**

1. AESTHETICS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located on Earhart Road, via a private driveway, a local County maintained road which runs in an east-west direction in front of the project site. The area is primarily Residential Rural with scattered residences on predominately five to ten acre parcels. This project is consistent with the surrounding land uses. The building site is not visible from Earhart Road or any other public road.

Impact. No significant visual impacts are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary.

2. AGRICULTURAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2. AGRICULTURAL RESOURCES

- Will the project:

Potentially
SignificantImpact can
& will be
mitigatedInsignificant
ImpactNot
Applicable

d) Other: _____

☐☐☐☐**Setting.** The soil types include: (inland)

Pismo loamy sand(9-30%)

Gaviota fine sandy loam (15-50%)

properties.

There are no agricultural uses on this or neighboring

As described in the NRCS Soil Survey, the "non-irrigated" soil class is "VII" , and the "irrigated soil class is "not applicable".

Impact. The project is located in a predominantly non-agricultural area with no agricultural activities occurring on the property or immediate vicinity. No impacts to agricultural resources are anticipated.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY - Will the project:

Potentially
SignificantImpact can
& will be
mitigatedInsignificant
ImpactNot
Applicable

a) **Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?**

☐☐☒☐

b) **Expose any sensitive receptor to substantial air pollutant concentrations?**

☐☐☒☐

c) **Create or subject individuals to objectionable odors?**

☐☐☒☐

d) **Be inconsistent with the District's Clean Air Plan?**

☐☐☐☒

e) Other: _____

☐☐☐☐

Setting. The Air Pollution Control District has developed the CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

Impact. As proposed, the project will result in the disturbance of approximately 43,300 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

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Mitigation/Conclusion. No mitigation measures are necessary.

4. BIOLOGICAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a loss of unique or special status species or their habitats?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce the extent, diversity or quality of native or other important vegetation?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Impact wetland or riparian habitat?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The following habitats were observed on the proposed project: Grasses , forbs , oak woodland , eucalyptus. Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

Plants: County Hardwoods: Coastal Oak Woodlands. Located within 1 mile of parcel are San Luis Mariposa Lily (*Calochortus obispoensis*), Well's Manzanita (*Arctostaphylos wellsii*), Pismo Clarkia (*Clarkia speciosa* ssp *immaculata*), San Luis Obispo County Lupine (*Lupinus ludovicianus*), and Black-Flowered Figwort (*Scrophularia atrata*).

Wildlife: None

Habitats: Potential Red-legged frog habitat located near property. Within potential Pismo clarkia habitat.

Impact. A botanical survey was prepared by Mike McGovern (May 2003), which found no evidence of any rare or special status plants, including Pismo clarkia. During a recent site visit (February 2006) by the project's landscape architect, Well's Manzanita was found on the project site. While Well's Manzanita is not a listed species, it is recognized by the California Native Plant Society (CNPS) as a "List 1B" species (Plants Rare and Endangered in California and Elsewhere). Development within the proposed boundaries of construction disturbance will not result in impacts to any manzanita on the subject property.

The project site is located over ½ mile from the nearest creek, which is considered the outer limits of California Red-legged frog habitat. The project does not contain any undrained depressions or low-lying moist areas, so encountering this species is considered very unlikely.

Grading for the proposed driveway will result in impacts of two coast live oak trees.

Mitigation/Conclusion. Four replacement coast live oak trees (2:1 ratio applied) will be replanted to mitigate for the two trees to be impacted from the proposed driveway grading. To insure protection of

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the Well's Manzanita, mitigation measures are proposed to avoid removal or impacts to these plants, including protective fencing during all ground-disturbing activities.

5. CULTURAL RESOURCES - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Disturb pre-historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Disturb historic resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Disturb paleontological resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area.

Impact. An archaeological inventory was completed by Cultural Resource Management Services in May 2003. No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary

6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be within a CA Dept. of Mines & Geology Earthquake Fault Zone (formerly Alquist-Priolo)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) <i>Change rates of soil absorption, or amount or direction of surface runoff?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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6. GEOLOGY AND SOILS - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. GEOLOGY - The topography of the project is nearly level to moderately sloping. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered low. No active faulting is known to exist on or near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils.

DRAINAGE – The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek from the proposed development is approximately 3,200 feet to the east. As described in the NRCS Soil Survey, the soil is considered very poorly drained. For areas where drainage is identified as a potential issue, the LUO (Sec. 22.52.080) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows.

SEDIMENTATION AND EROSION - The soil types include:
Pismo loamy sand (9-30%) and Gaviota fine sandy loam (15-50%)

As described in the NRCS Soil Survey, the soil surface is considered to have low to higherodibility, and low shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required (LUO Sec. 22.52.090) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact. As proposed, the project will result in the disturbance of approximately 60,000 square feet of a seven-acre parcel.

Mitigation/Conclusion. There is no evidence that measures above what will already be required by ordinance or codes are needed. A drainage and sedimentation and erosion control plan will be

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required prior to issuance of construction permits. Due to the amount of site disturbance proposed, a SWPPP will be necessary at the time of application for construction permits.

7. HAZARDS & HAZARDOUS MATERIALS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Interfere with an emergency response or evacuation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to safety risk associated with airport flight pattern?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Increase fire hazard risk or expose people or structures to high fire hazard conditions?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Create any other health hazard or potential hazard?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not located in an area of known hazardous material contamination. The project is within a high severity risk area for fire. The project is not within the Airport Review area.

Impact. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

Mitigation/Conclusion. No impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary beyond the items required by CDF.

8. NOISE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Expose people to noise levels that exceed the County Noise Element thresholds?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) <i>Generate increases in the ambient noise levels for adjoining areas?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Expose people to severe noise or vibration?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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8. NOISE - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project is not within close proximity of loud noise sources, and will not conflict with any sensitive noise receptors (e.g., residences).

Impact. The project is not expected to generate loud noises, nor conflict with the surrounding uses.

Mitigation/Conclusion. No significant noise impacts are anticipated, and no mitigation measures are necessary.

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

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10. PUBLIC SERVICES/UTILITIES -
Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station (Pismo Beach Fire Station) is approximately 4 miles to the west. The closest Sheriff substation is in Oceano, which is approximately 5 miles from the proposed project. The project is located in the Lucia Mar Unified School District.

Impact. The project direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Public facility (county) and school (State Government Code 65995 et seq) fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce the impacts to less than significant levels.

11. RECREATION - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect the access to trails, parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The County Trails Plan does not show a potential trail going through the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource.

Impact. The proposed project will not create a significant need for additional park or recreational resources.

Mitigation/Conclusion. Prior to issuance of construction permits, the applicant will be required to pay public facilities fees, a portion of which is used for parks and recreational facilities. These fees

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will adequately address impacts with this project.

12. TRANSPORTATION/ CIRCULATION - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) <i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) <i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) <i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. Future development will access onto the following public road(s): Erhart Road, a local road. The identified roadway is operating at an acceptable level of service. Referrals were sent to the Public Works Department. No significant traffic-related concerns were identified.

Impact. The proposed project is estimated to generate about 9.57 trips per day, based on the Institute of Traffic Engineer's manual of 9.57/unit. This small amount of additional traffic will not result in a significant change to the existing road service levels or traffic safety.

Mitigation/Conclusion. No significant traffic impacts were identified, and no mitigation measures are necessary.

13. WASTEWATER - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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13. WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Adversely affect community wastewater service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. As described in the NRCS Soil Survey (see Geology section for soil types), the main limitations for on-site wastewater systems relates to: steep slopes, and shallow depth to bedrock limitations identified. These limitations are summarized as follows:

Shallow Depth to Bedrock – indicates that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, chances increase for the effluent to infiltrate cracks that could lead directly to groundwater sources or near wells without adequate filtering, or allow effluent to daylight where bedrock is exposed to the earth's surface. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as borings at leach line locations, to show that there will be adequate separation between leach line and bedrock.

Steep Slopes – where portions of the soil unit contain slopes steep enough to result in potential daylighting of wastewater effluent. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as slope comparison with leach line depths, to show that there is no potential of effluent “daylighting” to the ground surface.

Impact. The project proposes to use an on-site system as its means to dispose wastewater. Based on the proposed plans, adequate area appears available for an on-site system.

Mitigation/Conclusion. The leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any water quality standards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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14. WATER - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) <i>Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Change the quantity or movement of available surface or ground water?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Adversely affect community water service provider?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting. The project proposes to use an on-site well as its water source. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level to moderately sloping. The closest creek from the proposed development is approximately 3,200 feet away. As described in the NRCS Soil Survey, the soil surface is considered to have low to higherodibility.

Impact. As proposed, the project will result in the disturbance of approximately 43,300 square feet. Based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about .85 acre feet/year (AFY)

Source: "City of Santa Barbara Water Demand Factor & Conservation Study "User Guide" (Aug., 1989)

Mitigation/Conclusion. Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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15. LAND USE - Will the project:

	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ceqa/guidelines/" for information about the California Environmental Quality Act.

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Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<u>Contacted</u>	<u>Agency</u>	<u>Response</u>
<input checked="" type="checkbox"/>	County Public Works Department	Attached
<input type="checkbox"/>	County Environmental Health Division	Not Applicable
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	None
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	None
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry	None
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Service District	Not Applicable
<input checked="" type="checkbox"/>	Other <u>City of Arroyo Grande</u>	In File**
<input type="checkbox"/>	Other _____	Not Applicable

**** "No comment" or "No concerns"-type responses are usually not attached**

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Area Plan
<u>County documents</u>	<input type="checkbox"/> and Update EIR
<input type="checkbox"/> Airport Land Use Plans	<input type="checkbox"/> Circulation Study
<input checked="" type="checkbox"/> Annual Resource Summary Report	<u>Other documents</u>
<input checked="" type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> Areas of Special Biological
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all	<input type="checkbox"/> Importance Map
maps & elements; more pertinent elements	<input checked="" type="checkbox"/> California Natural Species Diversity
considered include:	<input type="checkbox"/> Database
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Environment Plan (Conservation,	<input checked="" type="checkbox"/> Flood Hazard Maps
Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation
<input checked="" type="checkbox"/> Housing Element	<input type="checkbox"/> Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Coast Basin – Region 3)
<input type="checkbox"/> Real Property Division Ordinance	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat,
<input checked="" type="checkbox"/> Trails Plan	streams, contours, etc.)
<input type="checkbox"/> Solid Waste Management Plan	<input type="checkbox"/> Other _____

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In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Botanical Survey, McGovern, May 2003

Archaeological Inventory, Cultural Resource Management Services, May 2003

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Exhibit B - Mitigation Summary Table

Biological Resources

Coast Live Oak Trees

1. **At the time of application for construction permits**, construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be impacted and remain unharmed.
2. **Prior to final inspection of construction permits**, the applicant shall replant four coast live oak trees to mitigate for the two trees to be impacted by grading for the proposed driveway.
3. **At the time of application for construction permits**, all trees to remain on-site that are within fifty feet of construction or grading activities shall be marked for protection (e.g., with flagging) and their root zone protected with orange construction fencing (minimum 3-feet high), or better, prior to any grading. Care shall be taken to avoid surface roots within the top 18 inches of soil. For trees identified as not being impacted, fencing shall be located 1-1/2 times the distance from the trunk to the tree drip line (canopy edge) in order to protect the root zone. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas.

For trees identified as being impacted (where grading within the root zone cannot be avoided), all efforts shall be made to minimize encroachment into the root zone to the extent possible (e.g., construct retaining walls, or comparable devices to minimize cut and fill impacts). Construction fencing (as previously described) shall also be installed around non-impacted portions of trees. If any roots must be removed or exposed, they shall be cleanly cut and not left exposed above the ground surface.

4. **At the time of application for construction permits**, the applicant shall clearly show on the project plans any revised drainage patterns that are within 100 feet upslope of any existing oak trees to remain. All reasonable efforts shall be made to maintain the historic drainage patterns and flow volumes to these oak trees. If the historic drainage pattern and flow volume cannot be maintained for these trees, the drainage plan shall be submitted to the Environmental Division for review to determine impacts to trees and if mitigation is necessary (up to 4:1 replacement ratio). The applicant agrees that at such time, the County-recommended level of tree replacement along with any suggested measures to improve the success of existing and new trees will be completed. Additional monitoring of existing and/or replacement trees may also be required.

Wells's Manzanita

5. All construction and grading activities shall avoid impacts to the Wells's manzanita on the subject property. **Prior to issuance of construction permits**, the location of the existing Wells's Manzanita shall be clearly shown on construction plans.
6. **Prior to any grading work beginning**, all manzanita that are within 25 feet of the project limits shall be staked and/or flagged for protection. These areas to be protected shall be shown on all applicable construction plans. The protection devices shall be installed prior to any site disturbance and remain in place throughout the grading and construction phases.

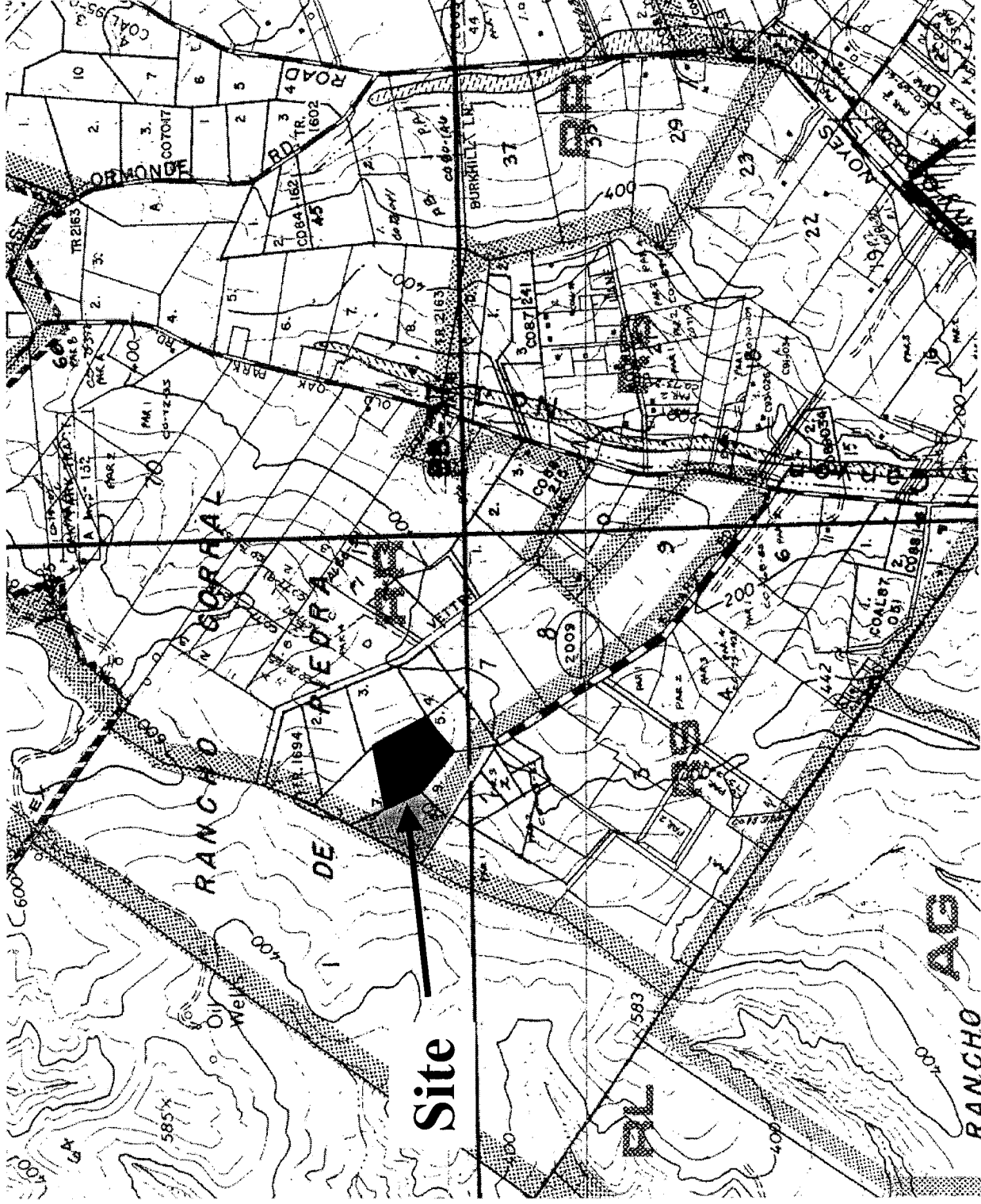
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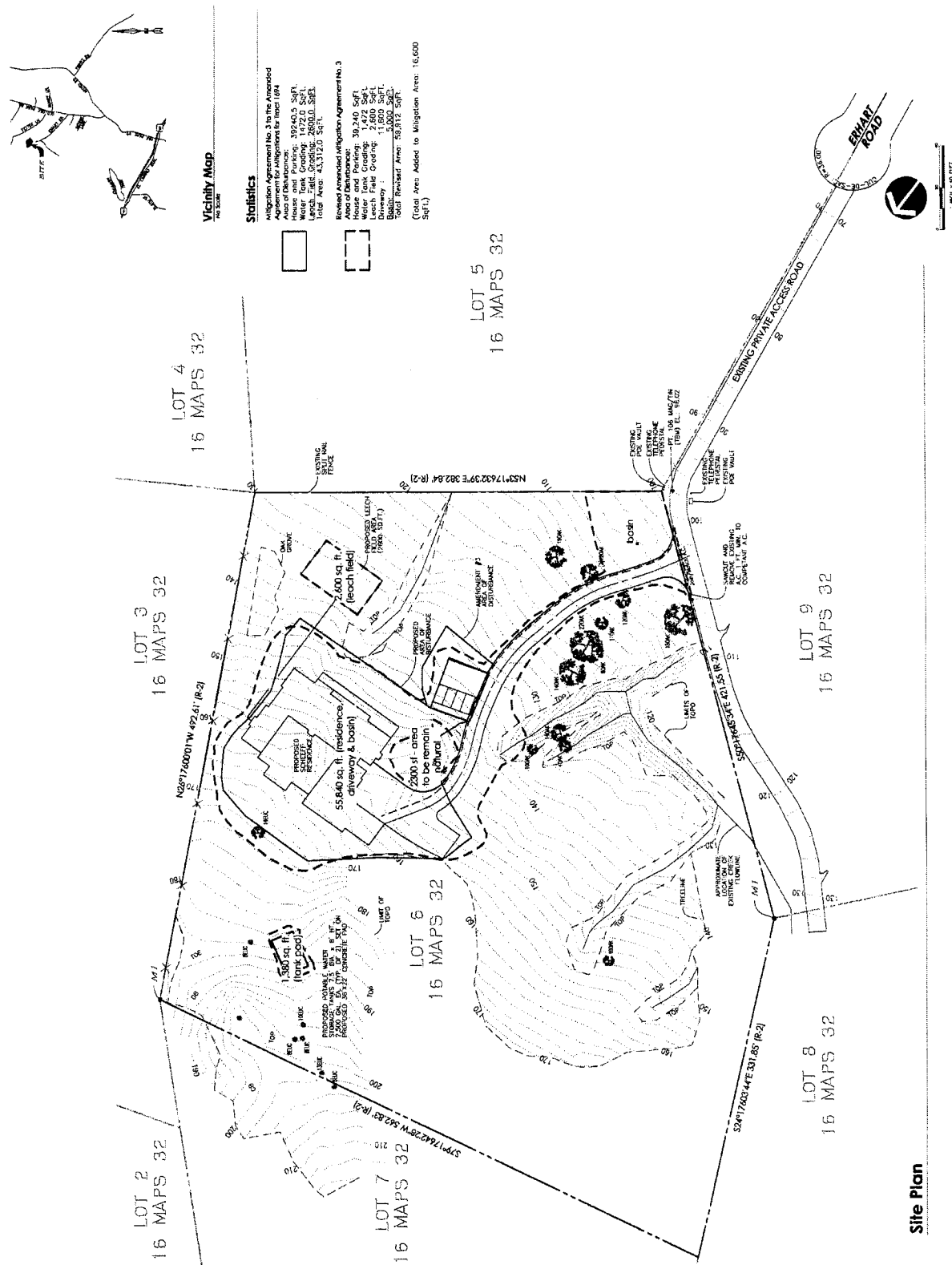
Geology and Soils

7. **Prior to issuance of construction permits**, the applicant shall submit a drainage plan per County Land Use Ordinance, Sec. 22.52.080 to minimize potential drainage impacts. This drainage plan will need to include adequate measures, such as constructing onsite retention and detention basins, or installing surface water flow dissipaters. The drainage plan will need to show that there will not be any increase in surface runoff beyond that of historic flows.
8. **Prior to issuance of construction permits**, the applicant shall submit a sedimentation and erosion control plan per County Land Use Ordinance (Inland), Sec. 22.52.09 and incorporate the measures into the project to minimize sedimentation and erosion. The plan will need to be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion: erosion and sedimentation control devices and final erosion control measures.
 - a. Erosion and sedimentation control devices: In order to prevent sedimentation discharges, erosion and sediment control devices shall be installed as necessary for all grading and filling. Control devices and measures may include, but are not limited to, energy absorbing structures or devices to reduce the velocity of runoff water, and revegetation with a rapid growing native seed mix.
 - b. Final erosion control measures: During the period from October 15 through April 15, all surfaces disturbed by vegetation removal, grading, or other construction activity are to be revegetated to control erosion.
 - c. Control of off-site effects: All grading activities shall be conducted to prevent damaging effects of erosion, sediment production and dust on the site and on adjoining properties.
9. **Prior to issuance of construction permits**, the applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board for review and approval.

Wastewater

10. **Prior to issuance of construction permits**, the applicant shall submit soil boring information at the proposed leach line location showing that adequate distance to bedrock exists or shall submit plans for an engineered wastewater system that shows how the basin plan criteria can be met.





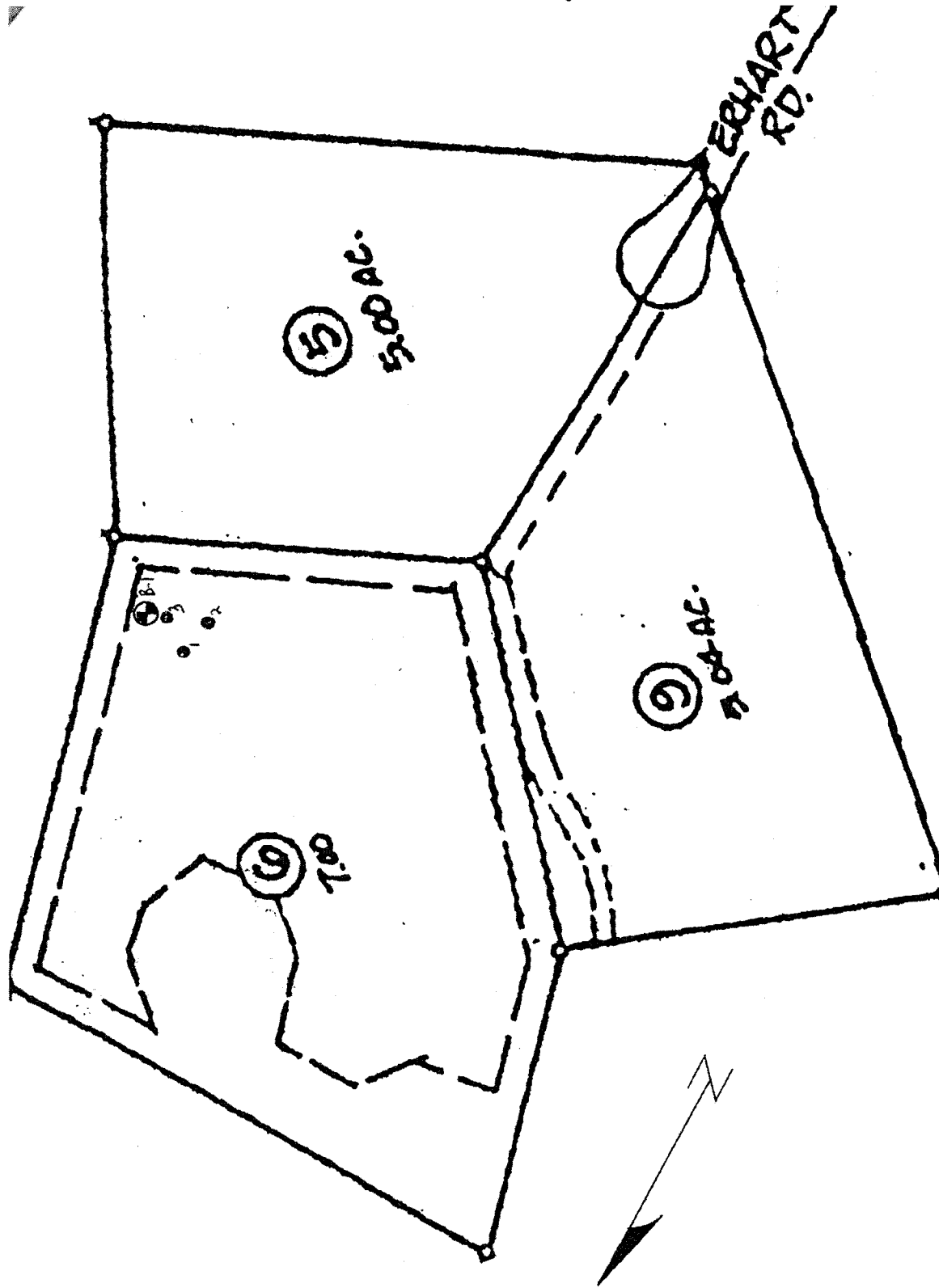


Exhibit
Building Envelope Exhibit

Project
Cal Western Cooling
Reconsideration of TR 1694 (S030042T)

